



STATE OF MAINE  
JOHN ELIAS BALDACCI  
GOVERNOR

DEPARTMENT OF CONSERVATION  
LAND USE REGULATION COMMISSION  
LAKE VIEW DRIVE  
P.O. BOX 1107  
GREENVILLE, MAINE 04441

PATRICK  
MCGOWAN  
COMMISSIONER

# PERMIT

## BUILDING PERMIT BP 12694

The staff of the Maine Land Use Regulation Commission (hereafter, the Commission), after reviewing the application and supporting documents submitted by Edward J. and Linda R. Dunlea for Building Permit BP 12694, finds the following facts:

1. Applicant: Edward J. and Linda R. Dunlea  
249 Share Hill Road  
Lovell, ME 04051
2. Date of Completed Application: November 5, 2004
3. Location of Proposal: Lexington Twp, Somerset County  
Part of Taxation Lot 59 on Plan 01
4. Zoning: (M-GN) General Management Subdistrict
5. Lot Size: 3.4 Acres (owned)
6. Principal Building: Proposed Single-Family Residence (20 ft. by 32 ft.)  
With Proposed Attached Porch (8 ft. by 32 ft.)
7. Accessory Structures: None Proposed
8. The applicants propose to construct a 20 foot by 32 foot single-family residence on a full foundation and a proposed attached 8 foot by 32 foot porch. The proposed combined structure would be set back at least 50 feet from Long Falls Dam Road and at least 15 feet from other property boundary lines. The proposed combined structure would be served by a proposed combined sewage disposal system.
9. The applicants also propose to construct a 10 foot by 400 foot driveway. The proposed driveway would be set back at least 15 feet from the nearest property boundary line.
10. The proposal complies with Sub-Chapter III of the Commission's Land Use Districts and Standards.
11. The facts are otherwise as represented in Building Permit application BP 12694 and supporting documents.

Based upon the above Findings, the staff concludes that if carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, section 685-B(4) of the Commission's Statutes, 12 M.R.S.A.

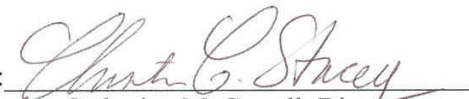
**Therefore, the staff approves the application of Edward J. and Linda R. Dunlea with the following conditions:**

1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
2. All authorized structures must be set back a minimum of 50 feet from Long Falls Dam Road and 15 feet from other property boundary lines.
3. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
4. Once construction is complete, the permittees shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittees shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
5. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
6. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
7. The driveway must be located and constructed so that (a) it will not erode or create any undue restriction or disruption of existing surface water drainage ways and (b) it will divert runoff to a vegetated buffer strip so as to prevent it from directly entering a water body, mapped P-WL1 wetland or roadway.

8. The lot may not be further divided without the prior review and approval of the Commission. In addition, certain restrictions, including subdivision, setback and minimum lot size requirements, and activities on the original parcel from which the lot was first divided, may limit or prohibit a redivision of the lot in the future. The permittees are hereby advised to consult applicable land use laws and rules and with the Commission prior to any future redivision of the lot.

This permit is approved upon the proposal as set forth in the application and supporting documents, except as modified in the above stated conditions, and remains valid only if the permittees comply with all of these conditions. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Regulation Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

DONE AND DATED AT GREENVILLE, MAINE, THIS 8<sup>th</sup> DAY OF NOVEMBER, 2004.

By:   
for Catherine M. Carroll, Director